



## **CODE ENFORCEMENT BOARD HEARING AGENDA**

**MAY 23, 2017  
9:00 AM**

CITY COMMISSION MEETING ROOM - CITY HALL  
100 N ANDREWS AVENUE  
FT. LAUDERDALE, FL 33301

### **CODE ENFORCEMENT BOARD**

Code of Ordinances: Sec. 11-3.

**PURPOSE:** Hear and decide cases in which violations are alleged of any provision of the Florida Building Code, Broward County Amendments and violations of the Code of Ordinances of the City of Fort Lauderdale when alleged together with a violation of the Florida Building Code.

**Note:** If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing he/she will need a record of the proceedings and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**Board Members:** Patrick McGee, **Chair** • Mark Booth, **Vice Chair** • Joan Hinton

- Lakhi Mohnani • Peter Cooper • Chris Evert • William Marx •  
Robert Smith (alternate) • Michael Madfis (alternate) • Jonathan Keith (alternate)
- **Board Attorney:** Bruce Jolly

TWO OR MORE FORT LAUDERDALE CITY COMMISSIONERS OR MEMBERS OF A CITY OF FORT LAUDERDALE ADVISORY BOARD MAY BE IN ATTENDANCE AT THIS MEETING.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION MEETING ROOM - CITY HALL  
MAY 23, 2017 - 9:00 AM

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HEARING SCHEDULED

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CASE NO: CE15092003  
CASE ADDR: 1824 SE 1 AV  
OWNER: KIENZLE, ROBERT F &  
KIENZLE, LYBBI  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. AN INTERIOR ALTERATION WHICH HAS SUB-DIVIDED THIS SINGLE FAMILY RESIDENCE INTO AN ILLEGAL DUPLEX WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.
2. WINDOWS WERE ALSO REMOVED AND REPLACED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

CITY OF FORT LAUDERDALE  
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MAY 23, 2017 - 9:00 AM

CASE NO: CE15100621  
CASE ADDR: 2424 SE 17 ST #309-B  
OWNER: APELQUIST, JARRETT P  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH  
INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS A KITCHEN REMODEL.
2. BATHROOM REMODEL.
3. WINDOWS REPLACED.
4. WASHER AND DRYER.

INSTALLED WITHOUT THE REQUIRED PERMITS AND/OR  
INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH  
INCLUDES BUT IS NOT LIMITED TO:

1. PLUMBING ALTERATIONS MADE WITHOUT THE REQUIRED  
PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH  
INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE WITHOUT THE  
REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH  
INCLUDES BUT IS NOT LIMITED TO:

1. MECHANICAL ALTERATIONS MADE WITHOUT THE  
REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK  
BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND  
POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES  
AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN  
ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS  
EACH VIOLATION AND THE PROPER METHOD TO WHICH THE  
VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL  
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND  
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE  
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY  
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE  
IS FULLY COMPLIED AND CLOSED.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
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CASE NO: CE16081198  
CASE ADDR: 2404 NE 33 AV # 10  
OWNER: 2404 NE 33 AVE #10 LLC  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH  
INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE TO THE KITCHEN, BATHROOM,  
ELECTRICAL HI-HAT LIGHTING.
2. TANKLESS WATER HEATER INSTALLED WITHOUT THE  
REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH  
INCLUDES BUT IS NOT LIMITED TO:

1. PLUMBING ALTERATIONS MADE WITHOUT THE REQUIRED  
PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH  
INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE WITHOUT THE  
REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL  
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND  
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE  
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY  
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE  
IS FULLY COMPLIED AND CLOSED.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
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MAY 23, 2017 - 9:00 AM

CASE NO: CE16011028  
CASE ADDR: 707 NE 13 ST  
OWNER: SBS MANAGEMENT LLC  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO ALTERATIONS MADE SUCH AS REPLACING THE ENTRY DOOR, WINDOWS AND ELECTRICAL REPAIRS PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

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CASE NO: CE16030032  
CASE ADDR: 5300 NE 24 TER # 310C  
OWNER: RACZ, NICKOLETTA  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO A KITCHEN REMODEL AND WORKED PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

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CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
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CASE NO: CE16101135  
CASE ADDR: 2715 N OCEAN BLVD # 2B  
OWNER: PUJALT, JACQUELINE  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH  
INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS OF THE KITCHEN AND BATHROOM  
INCLUDING ELECTRICAL, MECHANICAL AND PLUMBING WORK  
PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR  
INSPECTIONS.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL  
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND  
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE  
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY  
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE  
IS FULLY COMPLIED AND CLOSED.

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CASE NO: CE16111239  
CASE ADDR: 2455 NE 51 ST  
OWNER: MAYBURY MANSIONS ASSN INC  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.3.1.4.4

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. PLUMBING ALTERATIONS MADE WITHOUT THE REQUIRED  
PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL  
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND  
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE  
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY  
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE  
IS FULLY COMPLIED AND CLOSED.

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CITY OF FORT LAUDERDALE  
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CASE NO: CE16040723  
CASE ADDR: 626 NE 17 WY  
OWNER: CESPEDES, EDWARD  
INSPECTOR: KELVIN ARNOLD

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS FRAMING, DRYWALL,  
WINDOWS AND DOORS ALTERED WITHOUT THE REQUIRED  
PERMITS AND/OR INSPECTIONS.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND  
PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS  
CODE CASE IS FULLY COMPLIED AND CLOSED.

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CASE NO: CE15121705  
CASE ADDR: 630 NE 17 WY  
OWNER: FOLKER, MONIKA M  
INSPECTOR: KELVIN ARNOLD

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS FRAMING, DRYWALL,  
WINDOWS AND DOORS ALTERED WITHOUT THE REQUIRED  
PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. PLUMBING ALTERATIONS MADE WITHOUT THE REQUIRED  
PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE WITHOUT THE  
REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.
2. THERE IS ALSO AN ELECTRICAL PANEL IN THE  
KITCHEN THAT WAS COVERED WITH A CABINET AND IS NOT  
PROPERLY SERVICEABLE.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
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FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 109.3.3

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

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CASE NO: CE16122272  
CASE ADDR: 2939 BANYAN ST  
OWNER: EL-AD FL BEACH LLC  
INSPECTOR: KELVIN ARNOLD

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:  
1. SECTIONS OF WOOD FENCE INSTALLED AROUND THE PARKING LOT.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.



CITY OF FORT LAUDERDALE  
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CASE NO: CE16031237  
CASE ADDR: 500 NE 13 ST  
OWNER: ALSARRA GROUP LLC  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INSTALLED NEW TOILETS, SINKS, VANITIES AND FIXTURES.
2. INSTALLED NEW ELECTRICAL WIRING, OULETS.
3. INSTALLED NEW A/C WINDOWS UNITS.
4. CONSTRUCTED NEW BLOCK WALLS.

FBC(2014) 105.3.1.4.4

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF PLUMBING COMPONENTS AND/OR MODIFYING THE PLUMBING SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING PLUMBING COMPONENTS THAT MAY INCLUDE PLUMBING FIXTURES SUCH AS VALVES, TOILETS, SINKS, DIVERTERS, SHOWER HEADS, WATER SPIGOTS, WATER LINES, WASTE DISPOSAL PIPES, WATER HEATERS, SOLAR PANELS, IRRIGATION SYSTEM, PUMPS AND OTHER PLUMBING COMPONENTS CONNECTED TO THE PLUMBING SYSTEM.

FBC(2014) 105.3.1.4.5

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF ELECTRICAL COMPONENTS AND/OR MODIFYING THE ELECTRICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING ELECTRICAL COMPONENTS THAT MAY INCLUDE SWITCHES, OUTLETS, ELECTRICAL FIXTURES, BREAKER/PANEL BOXES, METER BASES, WIRES, REWIRING, ELECTRONIC MONITORING SYSTEMS, FIRE ALARMS, BURGLAR ALARMS AND OTHER ELECTRICAL COMPONENTS CONNECTED TO THE ELECTRICAL SYSTEM.

FBC(2014) 105.3.1.4.11

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF THE MECHANICAL COMPONENTS AND/OR MODIFYING THE MECHANICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING CONDENSER UNITS, EVAPORATOR UNITS, DUCT WORK, ELECTRICAL COMPONENTS, THERMOSTATS, COOLING TOWERS, HEATERS, AND OTHER MECHANICAL COMPONENTS CONNECTED TO THE MECHANICAL SYSTEM.

CITY OF FORT LAUDERDALE  
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FBC(2014) 109.3.3

THIS CODE CASE WILL REQUIRE ALL PERMITS ISSUED  
AFTER WORK HAS COMMENCED, AFTER THE FACT, TO BE  
DOUBLE FEE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE17010902  
CASE ADDR: 1441 NW 22 ST  
OWNER: CUMMINGS, PHILLIP BRUCE  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC 105.1

NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK IN  
PROGRESS OR WORK COMPLETED:  
1. NEW TANKLESS WATER HEATER INSTALLED.

FBC(2014) 105.3.1.4.4

ALTERING, REPAIRING, INSTALLATION OF PLUMBING  
COMPONENTS AND/OR MODIFYING THE PLUMBING SYSTEM  
AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED  
PERMITS. INSTALLATION AND MODIFICATION BUT NOT  
LIMITED TO:  
1. NEW TANKLESS WATER HEATER AND PLUMBING PIPES  
INSTALLED.

FBC(2014) 105.3.1.4.5

ALTERING, REPAIRING, INSTALLATION OF ELECTRICAL  
COMPONENTS AND/OR MODIFYING THE ELECTRICAL SYSTEM  
AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED  
PERMITS BUT NOT LIMITED TO:  
1. ELECTRICAL WIRING FOR THE NEW TANKLESS WATER  
HEATER.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
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CASE NO: CE17020045  
CASE ADDR: 721 SW 2 ST  
OWNER: FREE BETHLEHEM BAPTIST CHURCH INC  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2014) 105.1  
NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK IN  
PROGRESS OR WORK COMPLETED:  
1. PAVING AND RESURFACING PARKING AREA.

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE17020597  
CASE ADDR: 1725 SE 8 ST  
OWNER: EAKINS, TAIS  
EAKINS, TROY  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2014) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:  
1. NEW CHAINLINK FENCE INSTALLED ON PROPERTY.

FBC(2014) 105.3.1.4.18  
THE FOLLOWING DESCRIBED WORK REQUIRES A FENCE  
PERMIT AND INSPECTIONS:  
1. NEW CHAINLINK FENCE INSTALLED ON THE PROPERTY.

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

CITY OF FORT LAUDERDALE  
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CASE NO: CE17021401  
CASE ADDR: 750 NW 22 RD  
OWNER: JAZBROWHOMES LLC  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INTERIOR DRYWALL DEMOLISHED AND RENOVATION WORK:
  - A. PLUMBING RENOVATION.
  - B. MECHANICAL RENOVATION.
  - C. ELECTRICAL WORK.

FBC(2014) 105.3.1.4.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INTERIOR DRYWALL DEMOLITION AND NEW CONSTRUCTION.

FBC(2014) 105.3.1.4.11

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF THE MECHANICAL COMPONENTS AND/OR MODIFYING THE MECHANICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING CONDENSER UNITS, EVAPORATOR UNITS, DUCT WORK, ELECTRICAL COMPONENTS, THERMOSTATS, COOLING TOWERS, HEATERS, AND OTHER MECHANICAL COMPONENTS CONNECTED TO THE MECHANICAL SYSTEM.

FBC(2014) 105.3.1.4.4

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF PLUMBING COMPONENTS AND/OR MODIFYING THE PLUMBING SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING PLUMBING COMPONENTS THAT MAY INCLUDE PLUMBING FIXTURES SUCH AS VALVES, TOILETS, SINKS, DIVERTERS, SHOWER HEADS, WATER SPIGOTS, WATER LINES, WASTE DISPOSAL PIPES, WATER HEATERS, SOLAR PANELS, IRRIGATION SYSTEM, PUMPS AND OTHER PLUMBING COMPONENTS CONNECTED TO THE PLUMBING SYSTEM.

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FBC(2014) 105.3.1.4.5

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF ELECTRICAL COMPONENTS AND/OR MODIFYING THE ELECTRICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING ELECTRICAL COMPONENTS THAT MAY INCLUDE SWITCHES, OUTLETS, ELECTRICAL FIXTURES, BREAKER/PANEL BOXES, METER BASES, WIRES, REWIRING, ELECTRONIC MONITORING SYSTEMS, FIRE ALARMS, BURGLAR ALARMS AND OTHER ELECTRICAL COMPONENTS CONNECTED TO THE ELECTRICAL SYSTEM.

FBC(2014) 110.2

THE BUILDING OFFICIAL AND/OR REPRESENTATIVE HEREBY RESERVES THE AUTHORITY TO SITE INSPECTIONS PRIOR TO THE APPROVAL AND ISSUANCE OF ALL AND ANY PERMITS AND/OR DETERMINATION OF COMPLIANCE WITH THE FLORIDA BUILDING CODE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

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CASE NO: CE16100072  
CASE ADDR: 1731 SW 22 AV  
OWNER: PEREZ, FRANK  
MEJIA DE LA OSSA, YISEL  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. HOT TUB INSTALLED.
2. DOCK ADDITION.
3. NEW VINYL FENCE.
4. NEW CONCRETE DRIVEWAY.
5. NEW WOOD DECK.

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FBC(2014) 105.3.1.4.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO,

1. NEW WOOD DECK INSTALLED.
2. NEW CONCRETE DRIVEWAY INSTALLED.
3. NEW ADDITION TO WOOD DOCK.

FBC(2014) 105.3.1.4.4

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF PLUMBING COMPONENTS AND/OR MODIFYING THE PLUMBING SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING PLUMBING COMPONENTS THAT MAY INCLUDE PLUMBING FIXTURES SUCH AS VALVES, TOILETS, SINKS, DIVERTERS, SHOWER HEADS, WATER SPIGOTS, WATER LINES, WASTE DISPOSAL PIPES, WATER HEATERS, SOLAR PANELS, IRRIGATION SYSTEM, PUMPS AND OTHER PLUMBING COMPONENTS CONNECTED TO THE PLUMBING SYSTEM.

1. NEW HOT TUB INSTALLED.

FBC(2014) 105.3.1.4.5

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF ELECTRICAL COMPONENTS AND/OR MODIFYING THE ELECTRICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING ELECTRICAL COMPONENTS THAT MAY INCLUDE SWITCHES, OUTLETS, ELECTRICAL FIXTURES, BREAKER PANEL BOXES, METER BASES, WIRES, REWIRING, ELECTRONIC MONITORING SYSTEMS, FIRE ALARMS, BURGLAR ALARMS AND OTHER ELECTRICAL COMPONENTS CONNECTED TO THE ELECTRICAL SYSTEM.

1. ELECTRICAL INSTALLATION FOR HOT TUB.

FBC(2014) 105.3.1.4.18

THE FOLLOWING DESCRIBED WORK REQUIRES A FENCE PERMIT AND INSPECTIONS:

1. NEW VINYL FENCE INSTALLED.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION MEETING ROOM - CITY HALL  
MAY 23, 2017 - 9:00 AM

CASE NO: CE16121094  
CASE ADDR: 201 SW 7 AVE #3  
OWNER: SKY201 LLC  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INSTALLED EXHAUST VENT PENETRATING THE ROOF  
DECK.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE16121142  
CASE ADDR: 3001 SE 6 AVE  
OWNER: ROSSEL GROUP LLC  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 1029.1

POSSIBLE BLOCKAGE OF EMERGENCY ESCAPE AND RESCUE  
OPENING BY THE ILLEGAL INSTALLATION OF A WATER  
HEATER IN FRONT OF A WINDOW.

FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. STRUCTURALLY MODIFYING DOOR OPENING ON EAST  
ELEVATION OF STRUCTURE.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING  
PERMIT AND INSPECTIONS:

1. INSTALLATION OF GAS WATER HEATER ON THE SOUTH  
SIDE. WATER HEATER IS SITTING DIRECTLY ON THE  
GROUND, TPR VALVE IS NOT EXTENDED, THE VENT IS  
DISPLACED AND UNIT IS IN FRONT OF WINDOW POSSIBLY  
BLOCKING AN EMERGENCY ESCAPE OPENING.
2. INSTALLATION OF GAS LINES TO SERVICE WATER  
HEATER.

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FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN  
ELECTRICAL PERMIT AND INSPECTIONS:

1. INSTALLATION OF BREAKER PANEL.
2. INSTALLATION OF A HARDWIRED CCTV SYSTEM.
3. INSTALLATION OF LIGHTING CIRCUITS.

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL  
PERMIT AND INSPECTIONS:

1. THE INSTALLTION OF A MINI-SPLIT  
AIR-CONDITIONING SYSTEM.

FBC(2014) 105.3.1.4.15

THE FOLLOWING DESCRIBED WORK REQUIRES A DOOR AND  
WINDOW PERMIT AND INSPECTIONS:

1. INSTALLATION OF DOOR ON EAST SIDE OF STRUCTURE.
2. WINDOWS HAVE BEEN REPLACED.

FBC(2014) 105.3.1.4.18

THE FOLLOWING DESCRIBED WORK REQUIRES A FENCE  
PERMIT AND INSPECTIONS:

1. INSTALLATION OF A WOOD FENCE ON THE EAST SIDE  
OF THE PARCEL.

FBC(2014) 110.2

THE BUILDING OFFICIAL AND/OR REPRESENTATIVE MAY  
REQUIRE SITE INSPECTIONS PRIOR TO THE APPROVAL AND  
ISSUANCE OF ALL AND ANY PERMITS AND/OR  
DETERMINATION OF COMPLIANCE WITH THE FLORIDA  
BUILDING CODE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE17050290  
CASE ADDR: 2005 NW 13 AV  
OWNER: JONES, PERRONE & BENITA A  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 111.1.1  
PERMIT 04112039 WAS FINALED ON 11/21/2016. UNDER  
THE TERMS OF THE PERMIT A CERTIFICATE OF OCCUPANCY  
IS REQUIRED. SAID CERTIFICATE HAS NOT BEEN  
OBTAINED AND THE PERMITTED WORK IS BEING ILLEGALLY  
OCCUPIED.

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CITY OF FORT LAUDERDALE  
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RETURN HEARING (OLD BUSINESS)

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CASE NO: CE15010557  
CASE ADDR: 1521 NW 8 AVE  
OWNER: 1519 NW 8 AVE LLC  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC 105.1

1. THE EXTERIOR WALL BEHIND THE A/C COMPRESSORS HAS BEEN ALTERED WITHOUT PERMITS CREATING AN UNSAFE CONDITION.
2. AT LEAST 1 OF THE KITCHENS HAS HAD THE CABINETS REPLACED WITHOUT A PLUMBING OR ELECTRICAL PERMIT.
3. THE WATER HEATER HAS BEEN REPLACED.
4. AT LEAST ONE BATHROOM SINK HAS BEEN REPLACED.

ADDITIONAL VIOLATIONS MAY EXIST.

FBC(2010) 105.4.11  
THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED OR CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. A/C COMPRESSOR.

FBC(2010) 110.9  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

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CASE NO: CE15050755  
CASE ADDR: 1200 NW 9 ST  
OWNER: ASSIS HOMES LLC  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2010) 105.1  
THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. SINGLE FAMILY RESIDENCE CONVERTED INTO A DUPLEX.

FBC(2010) 110.9  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

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CITY OF FORT LAUDERDALE  
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CASE NO: CE15061766  
CASE ADDR: 1004 SW 7 ST  
OWNER: SCHATZ, DAVID W  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2010) 105.1  
THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:  
1. PAVERS INSTALLATION ON DRIVEWAY.

FBC(2010) 110.9  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE15102188  
CASE ADDR: 2618 FLAMINGO LN  
OWNER: HOGAN, VINCENT II & MELYSSA  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2014) 105.1  
THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:  
1. CONSTRUCTION OF PERGOLA IN BACK YARD.

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

CITY OF FORT LAUDERDALE  
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CASE NO: CE15102473  
CASE ADDR: 1811 NW 27 TER  
OWNER: HIRSCH CONSULTING LLC  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS.

1. HURRICANE SHUTTERS AND WINDOWS WERE REMOVED AND  
NEW IMPACT WINDOWS WERE INSTALLED IN THE  
OPENINGS.
2. THE ENCLOSED CARPORT FOR STORAGE IS BEEN USED  
AS LIVING SPACE WITHOUT A CHANGE OF USE (CO)
3. THE DRIVEWAY WAS DONE WITH A VOIDED PERMIT AND  
TODAY REMAINS WORK WITHOUT A PERMIT.

FBC(2014) 105.3.1.4.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN  
CHANGED WITHOUT OBTAINING A PERMIT IN THE  
FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. THE CENTRAL A/C WAS REPLACED WITHOUT A PERMIT.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE16020537  
CASE ADDR: 5570 NW 10 TER  
OWNER: 5551 NW 9TH AVE 1-5 LLC  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2014) 105.1

THERE HAS BEEN A COMPLETE DEMOLITION OF THE 5112  
SQ.FT. STRUCTURE LOCATED ON THIS PROPERTY WITHOUT  
OBTAINING THE REQUIRED PERMITS.

FBC(2014) 110.6

REQUIRED INSPECTIONS HAVE NOT BEEN DONE.

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CASE NO: CE16062148  
CASE ADDR: 1431 SW 32 CT  
OWNER: SPAAPEN, JULES  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. CARPORT CONVERTED INTO LIVING AREA.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE16072027  
CASE ADDR: 1606 NW 14 AV  
OWNER: VIRGO, DANNY LEE  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. WOOD FENCE INSTALLATION.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE16101628  
CASE ADDR: 805 SW 16 ST  
OWNER: EIGHT O FIVE LLC  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. BATHROOM RENOVATION.
2. BATHROOM ADDITION.
3. FRONT PORCH AND CARPORT ENCLOSURE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE16080490  
CASE ADDR: 3761 SW 1 ST  
OWNER: MARQUEZ, YAQUELINE  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED IN THE FOLLOWING  
MANNER:

1. THE CARPORT HAS BEEN ENCLOSED CREATING  
ADDITIONAL LIVING SPACE.
2. AN ALUMINUM ROOF HAS BEEN INSTALLED ON THE WEST  
SIDE OF THIS PROPERTY.
3. THE FRONT YARD OF THIS PROPERTY HAS BEEN PAVED  
OVER.
4. A STORAGE SHED HAS BEEN INSTALLED AT THE REAR  
OF THE PROPERTY.

FBC(2014) 101.4.4.1.1

1. THE FRONT YARD HAS BEEN COMPLETELY PAVED OVER.  
RAINWATER NOW FLOWING INTO THE STREET.

FBC(2014) 105.3.1.4.15

1. WINDOW INSTALLED IN THE ENCLOSING WALL.

FBC(2014) 105.3.1.4.18

1. ALUMINUM FENCE INSTALLED AROUND THE FRONT OF  
THE PROPERTY WITH DRIVE GATES.

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FBC(2014) 105.3.1.4.5

1. ELECTRICAL CIRCUITS HAVE BEEN ADDED TO THE ENCLOSURE.

FBC(2014) 110.2

- ACCESS TO PROPERTY, BOTH INSIDE AND OUT, REQUIRED TO DETERMINE IF ADDITIONAL VIOLATIONS EXIST.

FBC(2014) 110.6

- REQUIRED INSPECTIONS FOR THE WORK COVERED IN THIS CASE MUST BE COMPLETED.

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CASE NO: CE16080549  
CASE ADDR: 5581 NE 28 AVE  
OWNER: DESIMONE, MICHAEL  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2014) 105.1  
THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:  
1. CONSTRUCTION OF WOOD DECK IN BACK YARD.

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE16081896  
CASE ADDR: 1213 NW 4 AV  
OWNER: NEWTON, MICHAEL L  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2014) 105.1  
NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK IN PROGRESS OR WORK COMPLETED.  
1. NEW FRONT DOOR AND EXTERIOR WINDOWS INSTALLED.

FBC(2014) 105.3.1.4.15  
THE INSTALLATION OF EXTERIOR WINDOWS AND EXTERIOR GLASS DOORS IN NEW BUILDINGS OR ADDITIONS AND THE INSTALLATION, ALTERATION OR REPAIR OF SUCH WINDOWS AND DOORS IN EXISTING BUILDINGS REQUIRES PERMITS.  
1. NEW EXTERIOR WINDOWS AND FRONT DOOR HAVE BEEN INSTALLED.

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FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE16090738  
CASE ADDR: 520 NW 21 AV  
OWNER: PIERCE, RICKY  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. REPAIRED OR REPLACED ROOF STRUCTURE REQUIRING  
ENGINEERING.
2. INTERIOR RENOVATIONS IN KITCHENS AND BATHS.
3. EXTERIOR DOORS.
4. NEW DRYWALL COVERINGS INSTALLED INCLUDING TILE  
BACKER IN WET AREAS.
5. REPAIRED WALL PARTITIONS.

FBC(2014) 105.3.1.4.10

THE FOLLOWING DESCRIBED WORK REQUIRES A ROOF  
PERMIT AND INSPECTIONS:

1. NEW ROOF INSTALLED.

FBC(2014) 105.3.1.4.15

THE FOLLOWING DESCRIBED WORK REQUIRES A DOOR AND  
WINDOW PERMIT AND INSPECTIONS:

1. NEW EXTERIOR DOORS INSTALLED.
2. NEW WINDOWS INSTALLED.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING  
PERMIT AND INSPECTIONS:

1. NEW PLUMBING WASTELINES INSTALLED.
2. NEW WATER SUPPLY LINES INSTALLED.
3. BATHROOM AND KITCHEN FIXTURES INSTALLED.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN  
ELECTRICAL PERMIT AND INSPECTIONS:

1. INSTALLED NEW BREAKER PANEL.
2. REWIRED CIRCUITS THROUGHOUT REQUIRING AN  
ELECTRICAL PLAN.
3. NEW ELECTRICAL FIXTURES.

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OUTLETS: REPLACEMENT OF RECEPTACLES SHALL COMPLY  
WITH NEC 406.4 (D) (1) THRU (D) (6)  
GFI'S REQUIRED AS PER NEC 108.8  
OUTLET SPACING AS REQUIRED UNDER NEC 210.52

R314.3.1 ALTERATIONS, REPAIRS AND ADDITIONS:  
WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A  
PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL  
BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED  
FOR NEW DWELLINGS.

FBC(2014) 110.2  
BUILDING OFFICIAL AND/OR REPRESENTATIVE HEREBY  
RESERVES THE AUTHORITY TO SITE INSPECTIONS PRIOR TO  
THE APPROVAL AND ISSUANCE OF ALL AND ANY PERMITS  
AND/OR DETERMINATION OF COMPLIANCE WITH THE  
FLORIDA BUILDING CODE.

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE17010003  
CASE ADDR: 401 NW 13 ST  
OWNER: ICON PROPERTY HOLDINGS LLC  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:  
1. NEW WOOD DECK INSTALLED IN BACK YARD.  
2. NEW WOOD WALL INSTALLED IN FRONT ELEVATION.  
3. NEW EXTERIOR DOORS AND WINDOWS INSTALLED ON  
NORTH ELEVATION.  
4. A/C DUCT WORK.  
5. BATHROOMS REMODELLED, NEW PLUMBING FIXTURES  
INSTALLED.  
6. NEW CABINETS AND PLUMBING FIXTURES.

FBC(2014) 105.3.1.4.1  
THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:  
1. NEW WOOD DECK INSTALLED ON BACK YARD.  
2. NEW WOOD WALL INSTALLED IN FRONT ELEVATION.



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FBC(2014) 105.3.1.4.11

ALTERING, REPAIRING, INSTALLATION OF MECHANICAL COMPONENTS AND/OR MODIFYING THE MECHANICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS:

1. DUCT REPLACEMENT.

FBC(2014) 105.3.1.4.4

PLUMBING ALTERATIONS, MODIFICATIONS, HAVE COMMENCED PRIOR TO OBTAINING THE REQUIRED PERMITS. THIS INCLUDES FIXTURES, SUPPLY LINES, WASTE DISPOSAL AND IRRIGATION:

1. BATHROOM AND KITCHEN REMODELING.

FBC(2014) 105.3.1.4.5

ALTERING, REPAIRING, INSTALLATION OF ELECTRICAL COMPONENTS AND/OR MODIFYING THE ELECTRICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS BUT NOT LIMITED TO:

1. COMMENCING ELECTRICAL ALTERATIONS AND MODIFICATIONS PRIOR TO OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF NEW ELECTRICAL PANEL, LIGHT FIXTURES, WALL OUTLETS, SWITCHES, A/C SUPPLY AND METER BASE.

FBC(2014) 105.3.1.4.15

ALTERATIONS, REPLACEMENT OR REPAIR OF EXTERIOR OPENINGS TO THE BUILDING ENVELOPE WILL REQUIRE PERMITS. THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. NEW EXTERIOR DOORS AND WINDOWS ON NORTH ELEVATION.
2. WINDOWS AND DOORS HAVE BEEN REPLACED WITHOUT SUBMITTING THE REQUIRED PRODUCT APPROVALS TO MEET HIGH VELOCITY HURRICANE ZONE STANDARDS FOR OPENING PROTECTION.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

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CASE NO: CE16090813  
CASE ADDR: 914 SE 2 CT  
OWNER: MOORMAN PROPERTIES III LLC  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2014) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:  
1. NEW WOOD STRUCTURE WITH ROOF INSTALLED.

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE16091583  
CASE ADDR: 2140 SW 36 AV  
OWNER: AGOSTINHO, MONICA  
PIRES, MARCOS ANDRE  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2014) 105.1  
THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:  
1. NEW DRIVEWAY CONSTRUCTION.

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE16091837  
CASE ADDR: 2675 SW 13 ST  
OWNER: LONE PALM PROPERTIES LLC  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2014) 105.1  
NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK IN  
PROGRESS OR WORK COMPLETED.  
1. BACK PORCH ENCLOSURE.  
2. NEW DOORS AND WINDOWS.  
3. NEW ELECTRICAL WIRING.

FBC(2014) 105.3.1.4.1  
THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:  
1. BACK PORCH ENCLOSED.

FBC(2014) 105.3.1.4.5  
THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN  
ALTERED WITHOUT OBTAINING A PERMIT IN THE  
FOLLOWING MANNER, BUT NOT LIMITED TO:  
1. NEW ELECTRICAL WIRING FOR BACK PORCH ENCLOSURE.

FBC(2014) 105.3.1.4.15  
ALTERATIONS, REPLACEMENT OR REPAIR OF EXTERIOR  
OPENINGS TO THE BUILDING ENVELOPE WILL REQUIRE  
PERMITS. THIS BUILDING HAS BEEN ALTERED AND  
CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE  
REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING  
MANNER, BUT NOT LIMITED TO:  
1. NEW EXTERIOR DOORS AND WINDOWS INSTALLED ON  
BACK PORCH ENCLOSURE.

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE16111320  
CASE ADDR: 323 MOLA AV  
OWNER: ASHITA HOMESTEAD LLC  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. NEW FRENCH DOORS INSTALLED ON WEST AND NORTH  
ELEVATIONS.
1. NEW METAL FRAME ROOF INSTALLED ON NORTH  
ELEVATION.

FBC(2014) 105.3.1.4.10

THE FOLLOWING DESCRIBED WORK REQUIRES A ROOF  
PERMIT AND INSPECTIONS:

1. NEW METAL FRAME ROOF INSTALLED ON NORTH ELEVATION.

FBC(2014) 105.3.1.4.15

THE FOLLOWING DESCRIBED WORK REQUIRES A DOOR AND  
WINDOW PERMIT AND INSPECTIONS:

1. NEW FRENCH DOORS INSTALLED ON NORTH AND WEST  
ELEVATIONS.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE16111617  
CASE ADDR: 517 COCONUT ISLE  
OWNER: MOEINIFAR, MEHRAN  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2014) 105.1

NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK IN  
PROGRESS OR WORK COMPLETED.

1. BOAT LIFT INSTALLED.

FBC(2014) 105.3.1.4.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. NEW BOAT LIFT INSTALLED.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION MEETING ROOM - CITY HALL  
MAY 23, 2017 - 9:00 AM

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE16120322  
CASE ADDR: 1336 SW 19 AV  
OWNER: MELLINGER, PAUL H/E  
MELLINGER, MEGAN  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2014) 105.1  
NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK IN  
PROGRESS OR WORK COMPLETED.  
1. WOOD FENCE INSTALLED, NO PERMIT HISTORY.

FBC(2014) 105.3.1.4.18  
THE FOLLOWING DESCRIBED WORK REQUIRES A FENCE  
PERMIT AND INSPECTIONS:  
1. FENCE INSTALLED ON PROPERTY PERIMETER

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE16120882  
CASE ADDR: 616 INTRACOASTAL DR  
OWNER: 616 INTRACOASTAL DRIVE LLC  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2014) 105.1  
NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK IN  
PROGRESS OR WORK COMPLETED.  
1. NEW WOOD FENCE INSTALLED UNDER PERMIT 1609052  
FOR A TEMPORARY CONSTRUCTION FENCE.

FBC(2014) 105.3.1.4.18  
THE FOLLOWING DESCRIBED WORK REQUIRES A FENCE  
PERMIT AND INSPECTIONS:  
1. NEW WOOD FENCE INSTALLED UNDER THE WRONG PERMIT  
BLOCKING WATER METERS.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION MEETING ROOM - CITY HALL  
MAY 23, 2017 - 9:00 AM

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE15102509  
CASE ADDR: 2500 E COMMERCIAL BLVD  
OWNER: ALTO PROPERTY MANAGEMENT LLC  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.1

THIS COMMERCIAL SPACE HAS BEEN COMPLETELY  
REMODELED WHICH INCLUDES BUT IS NOT LIMITED TO:  
1. FRAMING AND DRYWALL INSTALLED WITHOUT THE  
REQUIRED STRUCTURAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS COMMERCIAL SPACE HAS BEEN ALTERED WHICH  
INCLUDES BUT IS NOT LIMITED TO:  
1. PLUMBING FIXTURES INSTALLED WITHOUT THE  
REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS COMMERCIAL SPACE HAS BEEN ALTERED WHICH  
INCLUDES BUT IS NOT LIMITED TO:  
1. ELECTRICAL WIRING AND DEVICES INSTALLED WITHOUT  
THE REQUIRED ELECTRICAL PERMITS AND/OR  
INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY, SEVERITY, LIFE SAFETY  
ISSUES AND POTENTIAL LIABILITY TO THIS COMMERCIAL  
OFFICE SPACE AND THE ADJOINING UNITS, PROFESSIONAL  
DRAWINGS PREPARED BY A DESIGN PROFESSIONAL WILL BE  
REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER  
METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED  
AND BROUGHT INTO COMPLIANCE PER FLORIDA BUILDING  
CODE.

FBC(2014) 109.3.3

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL  
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND  
PAY DOUBLE PERMIT FEES THAT WILL APPLY.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND  
PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS  
CODE CASE IS FULLY COMPLIED AND CLOSED.

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CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION MEETING ROOM - CITY HALL  
MAY 23, 2017 - 9:00 AM

CASE NO: CE15120410  
CASE ADDR: 824 NE 20 AV  
OWNER: HG MIDDLE RIVER INVESTMENTS LLC  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS RENOVATIONS, PAVERS AND FENCE INSTALLED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. MECHANICAL ALTERATIONS AND MINI SPLIT A/C SYSTEMS INSTALLED WITHOUT THE REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION MEETING ROOM - CITY HALL  
MAY 23, 2017 - 9:00 AM

CASE NO: CE15120540  
CASE ADDR: 3024 SEVILLE ST  
OWNER: 3020 SEVILLE PROPERTIES LLC  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. WINDOWS AND DOORS BEING REPLACED.
2. REMODELING OF THE INTERIOR ROOMS WHICH INCLUDE FRAMING AND DRYWALL, REBUILDING EXTERIOR STAIRS AND DECKS, AND REPLACING THE ROOF ALONG WITH NEW A/C. ROOF STANDS WITHOUT THE REQUIRED STRUCTURAL PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. THE KITCHENETTES AND BATHROOMS ARE BEING COMPLETELY REMODELED AND REMOVING AND REPLACING PLUMBING FIXTURES THROUGHOUT THE BUILDING WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL WORK BEING DONE THROUGHOUT THE BUILDING WHICH INCLUDES NEW WIRING, NEW LOW VOLTAGE WIRING, NEW ELECTRICAL BOXES, NEW ELECTRICAL DISCONNECTS AND ELECTRICAL DEVICES BEING REMOVED AND REPLACED WITHOUT THE REQUIRED ELECTRICAL PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. MECHANICAL WORK BEING PERFORMED WHICH INCLUDES INSTALLING NEW MINI SPLIT A/C SYSTEMS FOR THE ROOMS AND NEW UNITS PLACED ON THE GROUND AND ROOF WITHOUT THE REQUIRED MECHANICAL PERMITS AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THESE HOTEL UNITS AND THE HOTEL BUILDING, PROFESSIONAL DRAWINGS PREPARED BY A DESIGN PROFESSIONAL WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.



CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION MEETING ROOM - CITY HALL  
MAY 23, 2017 - 9:00 AM

FBC(2014) 109.3.3

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL  
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND  
PAY DOUBLE PERMIT FEES THAT MAY APPLY.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND  
PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS  
CODE CASE IS FULLY COMPLIED AND CLOSED.

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CASE NO: CE16011026  
CASE ADDR: 1009 NE 17 CT  
OWNER: CONROY, KYLE  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS FRAMING AND DRYWALL  
WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.  
THIS PROPERTY WAS ORIGINALLY PERMITTED AS A TWO  
FAMILY DWELLING AND WAS ILLEGALLY CONVERTED IN A  
TRIPLEX UNIT WITHOUT THE PROPERTY CERTIFICATE OF  
OCCUPANCY. THERE HAS BEEN EXTENSIVE REMODELING  
WORK DONE ON THIS BUILDING WHICH INCLUDES BUT IS  
NOT LIMITED TO WINDOWS AND DOORS REPLACED, KITCHEN  
AND BATHROOM REMODELED, LAYOUT OF THE BUILDING HAS  
BEEN ALTERED.

FBC(2014) 105.3.1.4.4

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. PLUMBING ALTERATIONS MADE:
  - A. REMODELING KITCHENS, BATHROOMS, REMOVING AND  
REPLACING PLUMBING FIXTURES WITHOUT THE REQUIRED  
PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE:
  - A. ELECTRICAL PANELS REPLACED, DISCONNECTS  
INSTALLED, ELECTRICAL OUTLETS, SWITCHES, DEVICES  
REMOVED, REPLACED OR RELOCATED WITHOUT THE  
REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION MEETING ROOM - CITY HALL  
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FBC(2014) 105.3.1.4.11

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. MECHANICAL ALTERATIONS MADE WITH REMOVING AND REPLACING THE A/C UNITS WITHOUT THE REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY, PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT WILL APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

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CASE NO: CE16020922  
CASE ADDR: 2181 NE 67 ST # 611  
OWNER: RABAH, INNA BILOUS  
RABAH, MAHIR  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.1

THIS CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. THE COMPLETE DEMOLITION OF THE KITCHEN AND BATHROOM WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. THE DEMOLITION OF THE KITCHEN AND BATHROOM PLUMBING WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. THE DEMOLITION OF THE KITCHEN AND BATHROOM ELECTRICAL WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION MEETING ROOM - CITY HALL  
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FBC(2014) 105.3.1.4.11

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. THE ALTERATION OF THE MECHANICAL VENTILATION FOR THE KITCHEN WITHOUT THE REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 109.3.3

THE CONDO UNIT OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT WILL APPLY.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

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CASE NO: CE16030934  
CASE ADDR: 3334 NE 32 ST  
OWNER: NORTH BEACH PROPERTY INVESTMENTS LLC  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. INTERIOR ALTERATIONS MADE SUCH AS FRAMING, DRYWALL, ELECTRICAL AND PLUMBING WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.
2. THE BUSINESS OPERATION AT THIS PROPERTY MAY ALSO REQUIRE A CHANGE OF USE.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
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MAY 23, 2017 - 9:00 AM

CASE NO: CE16071233  
CASE ADDR: 1920 S OCEAN DR # 501  
OWNER: BOURKE, DONALD  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS FRAMING, DRYWALL AND CHIPPING HOLES THROUGH A SOLID CONCRETE BEAM AND EXPOSING REBAR WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. PLUMBING ALTERATIONS MADE INCLUDING INSTALLING A TANKLESS WATER HEATER WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. EXTENSIVE ELECTRICAL ALTERATIONS MADE WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. MECHANICAL ALTERATIONS MADE WITHOUT THE REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT AT A MINIMUM WILL APPLY AND BASED ON THE CIRCUMSTANCES AND SEVERITY OF THE VIOLATIONS AND CITY RESOURCES INVOLVED THIS CASE MAY BE SUBJECT TO FOUR TIMES THE FEE UNDER SECTION 9-47. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
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CASE NO: CE16071960  
CASE ADDR: 3086 HARBOR DR  
OWNER: RUSTLE INVESTMENTS LLC  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:  
1. INTERIOR ALTERATIONS MADE SUCH AS BATHROOM REMODELING.  
2. REMOVED AND REPLACED DRYWALL/TILE BACK BOARD.  
3. PLUMBING FIXTURES AND ELECTRICAL DEVICES  
REMOVED AND REPLACED WITHOUT THE REQUIRED PERMITS  
AND/OR INSPECTIONS.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL  
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND  
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE  
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY  
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE  
IS FULLY COMPLIED AND CLOSED.

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CASE NO: CE16080860  
CASE ADDR: 2070 NE 62 ST  
OWNER: KATZ, MICHAEL JASON  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:  
1. EXTENSIVE RENOVATIONS AND STRUCTURAL  
ALTERATIONS MADE WITHOUT THE REQUIRED PERMITS  
AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK  
BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND  
POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES  
AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN  
ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS  
EACH VIOLATION AND THE PROPER METHOD TO WHICH THE  
VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL  
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND  
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE  
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY  
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE  
IS FULLY COMPLIED AND CLOSED.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION MEETING ROOM - CITY HALL  
MAY 23, 2017 - 9:00 AM

CASE NO: CE16100035  
CASE ADDR: 2841 N OCEAN BLVD # 1508  
OWNER: LOSE, JOHN J  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. THE KITCHEN AND BATHROOMS BEING REMODELED.
2. FRAMING AND DRYWALL THE CEILINGS IN THE KITCHEN AND BATHROOM.
3. CONVERTING A BATHTUB TO A SHOWER COMPROMISING THE FIREWALL AND THE PLUMBING PIPE SLAB PENETRATIONS.

ALL WORK HAS BEEN PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. PLUMBING ALTERATIONS MADE WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION MEETING ROOM - CITY HALL  
MAY 23, 2017 - 9:00 AM

CASE NO: CE16101617  
CASE ADDR: 2436 OKEECHOBEE LN  
OWNER: FUNG YOUNG, RICARDO ALONSO  
GLANERT, CLEONICE  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. SWIMMING POOL AND POOL DECK BEING BUILT THAT ARE NOT IN ACCORDANCE WITH THE APPROVED PLANS. THE SCOPE OF WORK HAS EXCEEDED THE PREVIOUS APPROVED PLANS THAT WERE ISSUED.
2. THE MASTER POOL PERMIT 15111202 HAS NOW EXPIRED AND THE PERMIT IS NOW POTENTIALLY NULL AND VOID. THE POOL HAS NOT PASSED THE REQUIRED INSPECTIONS AND THE MAJORITY OF THE WORK IS COMPLETED, THE POOL IS FILLED AND BEING USED. THIS POOL IS NOW CONSIDERED AN UNSAFE STRUCTURE AND POSES A POTENTIAL LIFE SAFETY ISSUE.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION MEETING ROOM - CITY HALL  
MAY 23, 2017 - 9:00 AM

CASE NO: CE16121219  
CASE ADDR: 2733 NE 25 PL  
OWNER: MARTELLO, REGINA  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.1  
THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:  
1. INTERIOR DEMOLITION AND ALTERATIONS OF INTERIOR WALLS, MECHANICAL, ELECTRICAL AND PLUMBING WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 110.6  
THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

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CASE NO: CE16110245  
CASE ADDR: 2841 N OCEAN BLVD # 2007  
OWNER: BEAULIEU, LISE  
GOSSELIN, MARCEL  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.1  
THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:  
1. ALTERATIONS MADE SUCH AS KITCHEN AND BATHROOM REMODELING WITH FRAMING, DRYWALL, PLUMBING AND ELECTRICAL WORK PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 107.1.1  
BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6  
THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.



CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION MEETING ROOM - CITY HALL  
MAY 23, 2017 - 9:00 AM

CASE NO: CE16110323  
CASE ADDR: 2841 N OCEAN BLVD # 1007  
OWNER: MILLER, GUILLERMO & RUTH  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY/ CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. INTERIOR ALTERATIONS MADE SUCH AS KITCHEN AND BATHROOM REMODELING INCLUDING ELECTRICAL AND PLUMBING WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

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CASE NO: CE16111690  
CASE ADDR: 2841 N OCEAN BLVD # 1510  
OWNER: AGUADO, JOHN  
JOHN AGUADO REV LIV TR  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE TO THE PLUMBING WHICH HAS COMPROMISED THE FIRE PENETRATIONS BETWEEN FLOORS. THIS WORK WAS PERFORMED WITHOUT THE REQUIRED PERMIT AND/OR INSPECTIONS.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION MEETING ROOM - CITY HALL  
MAY 23, 2017 - 9:00 AM

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

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CASE NO: CE17030704  
CASE ADDR: 4143 N OCEAN BLVD # 202  
OWNER: MANOLE,GHEORGHE  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:  
1. ALTERATIONS OF THE BATHROOM WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION MEETING ROOM - CITY HALL  
MAY 23, 2017 - 9:00 AM

CASE NO: CE15120733  
CASE ADDR: 1017 E LAS OLAS BLVD  
OWNER: PRESTON HOLDING LAND TR  
ULMER, JAMES I TRSTEE  
NEW OWNER: 800 LAS OLAS LLC  
MUSTANG PROPERTIES INC  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1  
THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:  
1. MEZZANINE/ATTIC PLATFORM BUILT OVER MEN'S ROOM.  
NO PERMITTED PLANS. AREA BEING USED AS STORAGE AND  
MAKESHIFT OFFICE. NO ENGINEERING TO DETERMINE IF  
RATED FOR LOAD.

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE16011101  
CASE ADDR: 1701 NE 9 ST  
OWNER: CLARK, CLIFFORD T  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1  
THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:  
1. CONVERTED GARAGE TO LIVING SPACE.

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

FBC(2014) 111.1.1  
THE USE AND THE OCCUPANCY OF THIS DWELLING HAS  
BEEN CHANGED FROM THE ORIGINALLY PERMITTED  
OCCUPANCY CLASSIFICATION OF DUPLEX WITH A  
GUESTHOUSE TO A SIXPLEX WITHOUT OBTAINING THE  
REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY  
FROM THE BUILDING DEPARTMENT.

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CITY OF FORT LAUDERDALE  
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CASE NO: CE16011256  
CASE ADDR: 1255 SW 15 AV  
OWNER: THOMAS, GEORGE M  
INSPECTOR: JOSE ABIN

VIOLATIONS: 9-259

THE DWELLING DOES NOT MEET THE MINIMUM HOUSING  
STANDARDS FOR THE CITY OF FORT LAUDERDALE:

1. THE WALLS ARE UNCOVERED.
2. ELECTRICAL AND PLUMBING HAS BEEN REMOVED ARE  
INOPERABLE.
3. ELECTRICAL HAS BEEN REMOVED WITHOUT  
PERMITS AND MAY POSE ELECTRICAL HAZARDS.
4. THE ROOF IS SAGGING AND LEAKING AND MAY POTENTIALLY  
COLLAPSE CAUSING BODILY INJURY TO ITS OCCUPANTS.

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. INTERIOR REMODELING WORK. WALLS HAVE BEEN  
UNCOVERED IN THE LIVING ROOM KITCHEN AREAS. IT HAS  
NOT BEEN REBUILT AS OF THIS DATE.
2. PARTS OF THE ROOF STRUCTURE HAVE BEEN REBUILT  
WITHOUT SUBMITTING THE REQUIRED DOCUMENTS FROM A  
DESIGN PROFESSIONAL.

FBC(2014) 105.3.1.4.3

THIS BUILDING HAS BEEN ALTERED AND DEMOLITION WORK  
HAS BEEN PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. COMPLETE INTERIOR DEMOLITION HAS BEEN PERFORMED  
PRIOR TO OBTAINING THE REQUIRED PERMITS.
  - A. ELECTRICAL COMPONENTS HAVE BEEN REMOVED.
  - B. WALL AND WALL COVERING HAS BEEN REMOVED.
  - C. PLUMBING COMPONENTS HAVE BEEN REMOVED.
  - D. MECHANICAL COMPONENTS HAVE BEEN REMOVED.
  - E. ROOF STRUCTURES HAVE BEEN REMOVED.

FBC(2014) 105.3.1.4.10

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. RE-ROOFING WORK HAS COMMENCED AND PARTS OF THE  
ROOF HAS BEEN DRIED IN.

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FBC(2014) 105.3.1.4.15

ALTERATIONS, REPLACEMENT OR REPAIR OF EXTERIOR OPENINGS TO THE BUILDING ENVELOPE WILL REQUIRE PERMITS. THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. WINDOWS AND DOORS HAVE BEEN REPLACE WITHOUT SUBMITTING THE REQUIRED PRODUCT APPROVALS TO MEET HIGH VELOCITY HURRICANE ZONE STANDARDS FOR OPENING PROTECTION.

FBC(2014) 105.3.1.5

WHERE APPLICABLE PERMIT REQUIREMENTS MUST HAVE SUPPORTING DOCUMENTATION FROM A QUALIFIED DESIGN PROFESSIONAL.

SUBMIT 2 SETS OF DRAWINGS/PLANS FROM A QUALIFIED LICENSED DESIGN PROFESSIONAL ADDRESSING ALL THE SCOPES OF WORK FOR ALL STRUCTURAL MODIFICATIONS AND ALTERATIONS TO THE BUILDING STRUCTURE AND BUILDING SYSTEMS, EXTERIOR AND INTERIOR.

MODIFICATIONS MADE PRIOR TO OBTAINING THE REQUIRED PERMITS MAY BE REQUIRED TO BE UNCOVERED FOR INSPECTIONS AND/OR CERTIFIED BY A LICENSED DESIGN PROFESSIONAL SOLELY AT THE DISCRETION OF THE BUILDING OFFICIAL. THIS INCLUDES BUT IT IS NOT LIMITED TO, ALL WALL STRUCTURES, ROOF STRUCTURES, ELECTRICAL SYSTEM, PLUMBING SYSTEM AND MECHANICAL SYSTEMS.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2014) 115.1

A STOP WORK WAS ISSUED.

STOP WORK ORDER ISSUED SINCE WORK IS ONGOING WITHOUT THE REQUIRED PERMITS. VIOLATION OF STOP WORK ORDER IS SUBJECT TO THE MAXIMUM PENALTIES AS OUTLINED UNDER THIS SECTION OF THE FLORIDA BUILDING CODE.

FBC(2014) 116.2.1.3.1

THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED:

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WORK COMMENCED AND/OR COMPLETED PRIOR TO OBTAINING  
THE REQUIRED PERMITS IS DEEMED AS UNSAFE AND  
SUBJECT TO HAVE THE STRUCTURE BOARDED UP AND/OR  
DEMOLISHED UNDER THIS SECTION OF THE FLORIDA  
BUILDING CODE.

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CASE NO: CE16020021  
CASE ADDR: 6303 NW 9 AVE # 9  
OWNER: 6303 L L C  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THIS TENANT SPACE HAS  
BEEN CHANGED FROM THE ORIGINALLY PERMITTED  
OCCUPANCY CLASSIFICATION OF WALK-IN FOOD TAKE-OUT  
TO SIT DOWN RESTAURANT WITHOUT OBTAINING THE  
REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY  
FROM THE BUILDING DEPARTMENT.

FBC(2014) 105.3.1.4.4

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF  
PLUMBING COMPONENTS AND/OR MODIFYING THE PLUMBING  
SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE  
REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO  
INSTALLING, REMOVING AND REPLACING PLUMBING  
COMPONENTS THAT MAY INCLUDE PLUMBING FIXTURES SUCH  
AS VALVES, TOILETS, SINKS, DIVERTERS, SHOWER  
HEADS, WATER SPIGOTS, WATER LINES, WASTE DISPOSAL  
PIPES, WATER HEATERS, SOLAR PANELS, IRRIGATION  
SYSTEM, PUMPS AND OTHER PLUMBING COMPONENTS  
CONNECTED THE PLUMBING SYSTEM.

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN  
ALTERED WITHOUT OBTAINING A PERMIT IN THE  
FOLLOWING MANNER, BUT NOT LIMITED TO:

1. WATER HEATER.
2. DINING ROOM SINK WITH FIXTURES.
3. ONE SMALL STAINLESS STEEL SINK AND ONE DOUBLE  
STAINLESS STEEL SINK WITH FIXTURES.
4. VANITY SINK WITH TOILET.

FBC(2014) 105.3.1.5

SUBMIT 2 SETS OF DRAWINGS/PLANS FROM A QUALIFIED  
LICENSED DESIGN PROFESSIONAL ADDRESSING ALL THE  
SCOPES OF WORK FOR ALL STRUCTURAL MODIFICATIONS  
AND ALTERATIONS TO THE BUILDING STRUCTURE AND  
BUILDING SYSTEMS, EXTERIOR AND INTERIOR.

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FBC(2014) 105.3.1.4.11

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. COMMERCIAL KITCHEN EXHAUST HOOD WITH FIRE SUPPRESSION SYSTEM.
2. TWO WALK-IN COMMERCIAL COOLERS.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

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CASE NO: CE16020033  
CASE ADDR: 315 SE 11 AV  
OWNER: ATLANTIC LOFT LLC  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. COMMENCED THE ILLEGAL CONSTRUCTION OF AN ATTACHED EXTERIOR LAUNDRY CLOSET ON LEFT ELEVATION OF STRUCTURE.

FBC(2014) 105.3.1.4.4

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF PLUMBING COMPONENTS AND/OR MODIFYING THE PLUMBING SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING PLUMBING COMPONENTS THAT MAY INCLUDE PLUMBING FIXTURES SUCH AS VALVES, TOILETS, SINKS, DIVERTERS, SHOWER HEADS, WATER SPIGOTS, WATER LINES, WASTE DISPOSAL PIPES, WATER HEATERS, SOLAR PANELS, IRRIGATION SYSTEM, PUMPS AND OTHER PLUMBING COMPONENTS CONNECTED THE PLUMBING SYSTEM.

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INSTALLED PLUMBING SUPPLY AND WASTE LINES TO SERVICE ILLEGALLY CONSTRUCTED LAUNDRY CLOSET.

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FBC(2014) 105.3.1.4.5

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF ELECTRICAL COMPONENTS AND/OR MODIFYING THE ELECTRICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING ELECTRICAL COMPONENTS THAT MAY INCLUDE SWITCHES, OUTLETS, ELECTRICAL FIXTURES, BREAKER/PANEL BOXES, METER BASES, WIRES, REWIRING AND OTHER ELECTRICAL COMPONENTS CONNECTED TO THE ELECTRICAL SYSTEM.

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INSTALLED ELECTRICAL CIRCUITS TO SERVICE ILLEGALLY CONSTRUCTED LAUNDRY CLOSET. INCLUDES 220V CIRCUIT.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

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CASE NO: CE16030296  
CASE ADDR: 2370 NW 26 ST  
OWNER: BENJAMIN, ERNST  
BENJAMIN, ROSE MARIE  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. REPLACED ROOF DECKING WITH STRIPS OF 5 INCH PLYWOOD.
2. MODIFIED ROOF RAFTERS BY SCABBING PIECES OF WOOD.
3. STRUCTURAL REPAIRS TO ROOF STRUCTURE REQUIRING ENGINEERING.
4. CEILING DRYWALL COVER HAS BEEN REPLACED THROUGHOUT THE HOUSE.

FBC(2014) 105.3.1.5

SUBMIT TWO SETS OF DRAWINGS OR PLANS FROM A QUALIFIED LICENSED DESIGN PROFESSIONAL ADDRESSING ALL THE SCOPES OF WORK FOR ALL STRUCTURAL MODIFICATIONS AND ALTERATIONS TO THE BUILDING STRUCTURE AND BUILDING SYSTEMS, EXTERIOR AND INTERIOR. DOCUMENTS FROM DESIGN PROFESSIONAL REQUIRE ORIGINAL COPIES, SIGNED AND SEALED BY



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DESIGN PROFESSIONAL.

FBC(2014) 110.2

BUILDING OFFICIAL AND/OR REPRESENTATIVE MAY  
REQUIRE SITE INSPECTIONS PRIOR TO THE APPROVAL AND  
ISSUANCE OF ALL AND ANY PERMITS AND/OR  
DETERMINATION OF COMPLIANCE WITH THE FLORIDA  
BUILDING CODE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE16032303  
CASE ADDR: 2635 E OAKLAND PARK BLVD  
OWNER: SERABIAN, CHARLES B  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. INTERIOR ALTERATIONS OF WALLS AND PARTITIONS.
2. INSTALLATION AND REMOVAL OF INTERIOR DOORS.
3. INSTALLATION OF SIGN ON EXTERIOR OF BUILDING.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING  
PERMIT AND INSPECTIONS:

1. BATHROOM FIXTURES, TOILETS, SINK AND FAUCETS  
HAVE BEEN REPLACED.
2. WATER LINES HAVE BEEN INSTALLED.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN  
ELECTRICAL PERMIT AND INSPECTIONS:

1. ELECTRICAL FIXTURES HAVE BEEN INSTALLED AND REPLACED.
2. NEW CIRCUITS AND CONDUIT HAVE BEEN INSTALLED.
3. OUTLETS AND SWITCHES HAVE BEEN REPLACED.
4. SECURITY CAMERAS HAVE BEEN INSTALLED.
5. SECURITY ALARM SYSTEM HAS BEEN INSTALLED.
6. TIMERS HAVE BEEN INSTALLED.

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FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. 3 SPLIT A/C SYSTEMS INSTALLED.
2. DUCT WORK HAS BEEN INSTALLED.
3. MECHANICAL EXHAUST SYSTEMS HAVE BEEN INSTALLED.
4. THERMOSTATS HAVE BEEN INSTALLED.

FBC(2014) 105.3.1.5

SUBMIT TWO SETS OF DRAWINGS/PLANS FROM A QUALIFIED LICENSED DESIGN PROFESSIONAL ADDRESSING ALL THE SCOPES OF WORK FOR ALL STRUCTURAL MODIFICATIONS AND ALTERATIONS TO THE BUILDING STRUCTURE AND BUILDING SYSTEMS, EXTERIOR AND INTERIOR.

FOR BUILDOUTS THAT ARE TO REMAIN INCLUDE "AS BUILT" IN DRAWING AND PLAN SUBMISSION IDENTIFYING SUCH BUILDOUTS.

FBC(2014) 1029.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. THERE ARE ROOMS IN THE BUILDING THAT DO NOT HAVE DIRECT ROUTE TO THE EXIT ACCESS WAY.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION ENTERTAINMENT AND GAMES WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

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CASE NO: CE16032362  
CASE ADDR: 1851 NW 28 AV  
OWNER: HANSBERRY, ANTOINETTE WALKER  
NEW OWNER: FLY BOYZ PROPERTIES LLC  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INTERIOR REMODELING. RECONFIGURING WALLS.
2. KITCHEN AND BATHROOM REMODELING AND  
ALTERATIONS.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING  
PERMIT AND INSPECTIONS:

1. ALTERING PLUMBING SYSTEMS.
2. INSTALLING SINKS AND FIXTURES.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN  
ELECTRICAL PERMIT AND INSPECTIONS:

1. ALTERING ELECTRICAL SYSTEM.
2. INSTALLING ELECTRICAL FIXTURES, SWITCHES AND  
OUTLETS.

FBC(2014) 110.2

BUILDING OFFICIAL AND/OR REPRESENTATIVE HEREBY THE  
RESERVE THE AUTHORITY TO SITE INSPECTIONS PRIOR TO  
THE APPROVAL AND ISSUANCE OF ALL AND ANY PERMITS  
AND/OR DETERMINATION OF COMPLIANCE WITH THE  
FLORIDA BUILDING CODE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE16050504  
CASE ADDR: 1537 NW 19 AV  
OWNER: LUMAX USA LLC  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:  
1. BUILT ROOF CANOPY ON RIGHT ELEVATION OF  
DWELLING. CANOPY IS STRUCTURALLY ATTACHED TO 1X6  
FASCIA BOARD.

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL  
PERMIT AND INSPECTIONS:  
1. INSTALLED SPLIT MECHANICAL AIR CONDITIONING  
SYSTEM.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE16050712  
CASE ADDR: 2308 NW 6 CT  
OWNER: SANTORSOLVA, VITO MICHELE  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:  
1. INSTALLED HURRICANE SHUTTERS ON EXTERIOR WALL  
OPENINGS.  
NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK IN  
PROGRESS OR WORK COMPLETED.

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL  
PERMIT AND INSPECTIONS:  
1. INSTALLATION OF SPLIT A/C MECHANICAL SYSTEM.  
NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK IN  
PROGRESS OR WORK COMPLETED.

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FBC(2014) 105.3.1.4.18

THE FOLLOWING DESCRIBED WORK REQUIRES A FENCE  
PERMIT AND INSPECTIONS:

1. INSTALLATION OF CHAIN LINK FENCE.

NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK IN  
PROGRESS OR WORK COMPLETED.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE16050853  
CASE ADDR: 1301 NW 18 CT  
OWNER: 2771 LLC  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1  
THE ROOF ON THIS RESIDENCE WAS REPLACED WITHOUT  
PERMIT BETWEEN 2012 AND 2013.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE16050861  
CASE ADDR: 2780 NW 24 CT  
OWNER: 2771 LLC  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:  
1. FRONT ENTRANCE DOOR REPLACED.

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL  
PERMIT AND INSPECTIONS:

1. CENTRAL A/C REPLACED AND RELOCATED.

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FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE16061700  
CASE ADDR: 1553 NW 15 AVE  
OWNER: 2771 LLC  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2010) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:  
1. INTERIOR REMODELING. INSTALLATION OF WALL COVER  
IN WET SHOWER AREAS.  
2. KITCHEN REMODEL, PERMIT WAS VOIDED.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING  
PERMIT AND INSPECTIONS:  
1. REPLACEMENT OF PLUMBING FIXTURES, KITCHENS AND  
BATHROOMS.  
2. REPLACED HOT WATER HEATER.  
3. INSTALLATION OF WATER SUPPLY LINES IN LAUNDRY  
ROOM.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN  
ELECTRICAL PERMIT AND INSPECTIONS:  
1. INSTALLATION OF BREAKER CIRCUIT PANEL.  
2. INSTALLATION OF RECEPTACLES.

REPLACEMENT OF RECEPTACLES SHALL COMPLY WITH 406.4  
(D) (1) THRU (D) (6)  
GFI REQUIRED AS PER NEC 108.8.  
R314.3.1 WHEN ALTERATIONS, REPAIRS OR ADDITIONS  
REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING  
UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED  
AS REQUIRED FOR NEW DWELLINGS.

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL  
PERMIT AND INSPECTIONS:  
1. REPLACEMENT OF SPLIT A/C MECHANICAL SYSTEM.

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FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE16050886  
CASE ADDR: 1433 NW 3 AV  
OWNER: HIZUENGA 1433 LAND TR  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. STRUCTURAL WORK IN PROGRESS ON EXTERIOR OF  
BUILDING.
2. INTERIORS WALLS HAVE BEEN REMOVED.
3. STRUCTURAL OPENINGS AROUND WINDOWS HAVE BEEN  
MODIFIED.
4. WALLS IN BATHROOM HAVE BEEN OPENED AND COVERED  
WITH DURA-ROC.

FBC(2014) 105.3.1.4.15

THE FOLLOWING DESCRIBED WORK REQUIRES A DOOR AND  
WINDOW PERMIT AND INSPECTIONS:

1. WINDOWS AND DOORS HAVE BEEN INSTALLED.

FBC(2014) 105.3.1.4.18

THE FOLLOWING DESCRIBED WORK REQUIRES A FENCE  
PERMIT AND INSPECTIONS:

1. GATES AND FENCE HAVE BEEN INSTALLED.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING  
PERMIT AND INSPECTIONS:

1. CHANGING AND INSTALLING NEW PLUMBING FIXTURES  
IN KITCHEN AND BATHROOMS.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN  
ELECTRICAL PERMIT AND INSPECTIONS:

1. REPLACING ELECTRICAL FIXTURES, SWITCHES AND  
OUTLETS.
2. REWIRING FOR ELECTRICAL FIXTURE REPLACEMENT.
3. REWIRING AND RECONFIGURING BREAKER PANEL.
4. REWIRING FOR ELECTRICAL FIXTURE REPLACEMENT.

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FBC(2014) 105.3.1.5

SUBMIT TWO SETS OF DRAWINGS/PLANS FROM A QUALIFIED LICENSED DESIGN PROFESSIONAL ADDRESSING ALL THE SCOPES OF WORK FOR ALL STRUCTURAL MODIFICATIONS AND ALTERATIONS TO THE BUILDING STRUCTURE AND BUILDING SYSTEMS, EXTERIOR AND INTERIOR.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS

FBC(2014) 115.1

A STOP WORK WAS ISSUED.

STOP WORK ORDER ISSUED SINCE WORK IS ONGOING WITHOUT THE REQUIRED PERMITS. VIOLATION OF STOP WORK ORDER IS SUBJECT TO THE MAXIMUM PENALTIES AS OUTLINED UNDER THIS SECTION OF THE FLORIDA BUILDING CODE.

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CASE NO: CE16060517  
CASE ADDR: 1042 NW 8 AV  
OWNER: CM3 HOMES LLC  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. NEW INSTALLATION OF 2 SPLIT CENTRAL A/C MECHANICAL SYSTEMS. COMPRESSOR FOR FRONT UNIT MANUFACTURED DATED MAY 2008. COMPRESSOR FOR REAR UNIT DATED JANUARY 2009.

NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK DONE.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. INSTALLATION OF KITCHEN AND VANITY SINKS.
2. NEW KITCHEN CABINETS AND VANITY CABINET.

NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK DONE.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. INSTALLATION OF RECEPTACLES ONE OVER THE KITCHEN SINK IS UNVERIFIED AS BEING IN GFI CIRCUIT.



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REPLACEMENT OF RECEPTACLES SHALL COMPLY  
WITH 406.4 (D) (1) THRU (D) (6), 210.8(B) (5) SINKS  
AND 210.8(B) (6) INDOOR WET LOCATIONS.  
NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK  
DONE.

FBC(2014) 110.2  
BUILDING OFFICIAL AND/OR REPRESENTATIVE MAY  
REQUIRE SITE INSPECTIONS PRIOR TO THE APPROVAL AND  
ISSUANCE OF ALL AND ANY PERMITS AND/OR  
DETERMINATION OF COMPLIANCE WITH THE FLORIDA  
BUILDING CODE.

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE16061719  
CASE ADDR: 1736 NW 18 ST  
OWNER: PRIME PROSPECT PROPERTIES LLC  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:  
1. INTERIOR REMODELING INCLUDING BATHROOM WET AREAS.

FBC(2014) 105.3.1.4.11  
THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL  
PERMIT AND INSPECTIONS:  
1. INSTALLATION OF NEW MECHANICAL SPLIT A/C SYSTEM.

FBC(2014) 105.3.1.4.4  
THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING  
PERMIT AND INSPECTIONS:  
1. INSTALLATION OF NEW WATER SUPPLY LINES.  
2. INSTALLATION OF NEW WASTE LINES.  
3. INSTALLATION OF NEW FIXTURES.  
4. INSTALLATION OF TANKLESS WATER HEATER.

FBC(2014) 105.3.1.4.5  
THE FOLLOWING DESCRIBED WORK REQUIRES AN  
ELECTRICAL PERMIT AND INSPECTIONS:  
1. INSTALLATION OF NEW BREAKER PANEL.  
2. INSTALLATION OF NEW WIRING CIRCUITS.  
3. INSTALLATION OF NEW FIXTURES.

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Outlets: Replacement of receptacles shall comply  
with 406.4 (D)(1) thru (D)(6)  
GFI's required as per NEC 108.8  
Outlet spacing as required under NEC 210.52  
FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS

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CASE NO: CE16062293  
CASE ADDR: 1716 SW 11 ST  
OWNER: CONCESSION MANAGEMENT LLC  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:  
1. INTERIOR ALTERATIONS INCLUDING NEW WALL AND  
CEILING DRYWALL COVERING.  
2. SHED IN THE BACKYARD.

FBC(2014) 105.3.1.4.11  
THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL  
PERMIT AND INSPECTIONS:  
1. INSTALLATION OF SPLIT MECHANICAL A/C SYSTEM.  
2. INSTALLATION OF DUCT WORK.

FBC(2014) 105.3.1.4.18  
THE FOLLOWING DESCRIBED WORK REQUIRES A FENCE  
PERMIT AND INSPECTIONS:  
1. INSTALLATION OF FENCE.

FBC(2014) 105.3.1.4.4  
THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING  
PERMIT AND INSPECTIONS:  
1. INSTALLATION OF PLUMBING FIXTURES IN THE  
KITCHEN AND BATHROOMS.  
2. INSTALLATION OF WASTELINES AND PLUMBING LINES  
IN KITCHEN, BATHROOMS AND LAUNDRY ROOM.

FBC(2014) 105.3.1.4.5  
THE FOLLOWING DESCRIBED WORK REQUIRES AN  
ELECTRICAL PERMIT AND INSPECTIONS:  
1. INSTALLATION OF RECEPTACLES AND CIRCUITS IN THE  
KITCHEN.  
2. INSTALLATION OF SUB-PANEL.

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OUTLETS: REPLACEMENT OF RECEPTACLES SHALL COMPLY  
WITH 406.4 (D) (1) THRU (D) (6)  
GFI'S REQUIRED AS PER NEC 108.8  
OUTLET SPACING AS REQUIRED UNDER NEC 210.52

FBC(2014) 105.3.1.4.8

THE FOLLOWING INSTALLATION REQUIRES A PERMIT:

1. INSTALLATION OF CANOPY AWNING IN BACKYARD.

FBC(2014) 110.6

BUILDING OFFICIAL AND/OR REPRESENTATIVE MAY  
REQUIRE SITE INSPECTIONS PRIOR TO THE APPROVAL AND  
ISSUANCE OF ALL AND ANY PERMITS AND/OR  
DETERMINATION OF COMPLIANCE WITH THE FLORIDA  
BUILDING CODE.

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CASE NO: CE16062314  
CASE ADDR: 773 W EVANSTON CIR  
OWNER: SIMPSON, RICHARD & MELVINA  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:  
1. BUILT ROOF STRUCTURE OVER FRONT PORCH ENTRY.

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL  
PERMIT AND INSPECTIONS:  
1. INSTALLED SPLIT MECHANICAL A/C SYSTEM.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE16062316  
CASE ADDR: 772 W EVANSTON CIR  
OWNER: BLUE SKY DESIGN CORP  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. REPAVED DRIVEWAY.

FBC(2014) 105.3.1.4.10

THE FOLLOWING DESCRIBED WORK REQUIRES A ROOF  
PERMIT AND INSPECTIONS:

1. REMOVED TILE ROOF AND RE-ROOFED WITH  
ARCHITECTURAL SHINGLES. SIGNIFICANT PORTIONS OF  
THE ROOF STRUCTURE HAS BEEN REPLACED.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE16070373  
CASE ADDR: 2610 SW 5 ST  
OWNER: SRZMIAI LLC  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INTERIOR REMODELING.  
2. STRUCTURAL ALTERATIONS.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING  
PERMIT AND INSPECTIONS:

PLUMBING ALTERATIONS INCLUDING BUT NOT LIMITED TO:

1. INSTALLING, REMOVING AND REPLACING PLUMBING  
COMPONENTS THAT MAY INCLUDE PLUMBING FIXTURES SUCH  
AS VALVES, TOILETS, SINKS, DIVERTERS, SHOWER  
HEADS, WATER SPIGOTS, WATER LINES, WASTE DISPOSAL  
PIPES, WATER HEATERS, SOLAR PANELS, IRRIGATION  
SYSTEM, PUMPS AND OTHER PLUMBING COMPONENTS  
CONNECTED THE PLUMBING SYSTEM.

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FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:  
ELECTRICAL ALTERATIONS INCLUDING BUT NOT LIMITED TO:  
1. INSTALLING, REMOVING AND REPLACING ELECTRICAL COMPONENTS THAT MAY INCLUDE SWITCHES, OUTLETS, ELECTRICAL FIXTURES, BREAKER/PANEL BOXES, METER BASES, WIRES, REWIRING, ELECTRONIC MONITORING SYSTEMS, FIRE ALARMS, BURGLAR ALARMS AND OTHER ELECTRICAL COMPONENTS CONNECTED TO THE ELECTRICAL SYSTEM.

FBC(2014) 105.3.1.5

SUBMIT TWO SETS OF DRAWINGS OR PLANS FROM A QUALIFIED LICENSED DESIGN PROFESSIONAL ADDRESSING ALL THE SCOPES OF WORK FOR ALL STRUCTURAL MODIFICATIONS AND ALTERATIONS TO THE BUILDING STRUCTURE AND BUILDING SYSTEMS, EXTERIOR AND INTERIOR. DOCUMENTS FROM DESIGN PROFESSIONAL REQUIRE ORIGINAL COPIES, SIGNED AND SEALED BY DESIGN PROFESSIONAL.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

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CASE NO: CE16070941  
CASE ADDR: 3648 SW 17 ST  
OWNER: CONTRERAS, DELIO D  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:  
1. INSTALLED ROOF STRUCTURE AT FRONT ENTRY FABRICATED FROM HURRICANE SHUTTERS.  
2. INSTALLED ROOF STRUCTURE IN BACK YARD FABRICATED FROM HURRICANE SHUTTERS.  
3. FABRICATED LAUNDRY ROOM STRUCTURE IN BACK YARD.  
4. INSTALLED PREFABRICATED SHED AT BACK YARD.

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FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. INSTALLATION OF PLUMBING IN KITCHEN INCLUDING NEW SINK AND WASTE LINES.
2. LAUNDRY ROOM PLUMBING.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. INSTALLED ELECTRICAL IN LAUNDRY ROOM.
2. INSTALLATION OF ELECTRICAL CIRCUITS, OUTLETS AND FIXTURES IN LAUNDRY ROOM.

OUTLETS: REPLACEMENT OF RECEPTACLES SHALL COMPLY WITH 406.4 (D) (1) THRU (D) (6)

GFI'S REQUIRED AS PER NEC 108.8

OUTLET SPACING AS REQUIRED UNDER NEC 210.52

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. INSTALLATION OF SPLIT MECHANICAL A/C SYSTEM.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

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CASE NO: CE16071549  
CASE ADDR: 942 NW 13 ST  
OWNER: KRAVICH, JOE & RANIT  
MALMAZADA, S & ULNER, BARUCH  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. REBUILT ROOF STRUCTURE REQUIRING ENGINEERING.

FBC(2014) 105.3.1.5

SUBMIT TWO SETS OF DRAWINGS OR PLANS FROM A QUALIFIED LICENSED DESIGN PROFESSIONAL ADDRESSING ALL THE SCOPES OF WORK FOR ALL STRUCTURAL MODIFICATIONS AND ALTERATIONS TO THE BUILDING STRUCTURE AND BUILDING SYSTEMS, EXTERIOR AND INTERIOR. DOCUMENTS FROM DESIGN PROFESSIONAL

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REQUIRE ORIGINAL COPIES, SIGNED AND SEALED BY  
DESIGN PROFESSIONAL.

ROOF STRUCTURE REPAIRS WILL REQUIRE DOCUMENTS  
PREPARED, SIGNED AND SEALED BY A DESIGN  
PROFESSIONAL.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE16071710  
CASE ADDR: 1378 SW 26 AV  
OWNER: COOPER, IVONNE  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. EXTERIOR DOORS HAVE BEEN INSTALLED.
2. STORM SHUTTERS HAVE BEEN INSTALLED.
3. BATHROOM HAS BEEN REMODELED.
4. KITCHEN HAS BEEN REMODELED.
5. CONCRETE DRIVEWAY HAS BEEN CONSTRUCTED.
6. SHED HAS BEEN BUILT AT BACK OF PARCEL.
7. ALTERED THE STRUCTURAL WALL ENVELOPE TO INSTALL  
A SWING DOOR AT REAR OF MAIN STRUCTURE.
8. INSTALLED FRENCH DOOR.

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL  
PERMIT AND INSPECTIONS:

1. CENTRAL SPLIT MECHANICAL A/C SYSTEM HAS BEEN  
INSTALLED IN MAIN STRUCTURE.
2. DUCT WORK HAS BEEN INSTALLED IN THE MAIN  
STRUCTURE.
3. CENTRAL SPLIT MECHANICAL A/C SYSTEM HAS BEEN  
INSTALLED IN SHED.

FBC(2014) 105.3.1.4.15

THE FOLLOWING DESCRIBED WORK REQUIRES A DOOR AND  
WINDOW PERMIT AND INSPECTIONS:

1. REPLACED EXTERIOR DOORS.
2. INSTALLED EXTERIOR DOOR.

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FBC(2014) 105.3.1.4.18

THE FOLLOWING DESCRIBED WORK REQUIRES A DOOR AND WINDOW PERMIT AND INSPECTIONS:

1. FENCE AT BACK OF STRUCTURE TO DIVIDE BACK YARD.
2. INSTALLED 3 GATES.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. INSTALLED WATER SUPPLY AND WASTE LINES TO SERVICE BATHROOM AND KITCHEN FIXTURES.
2. INSTALLED WATER SUPPLY AND WASTE LINES TO SERVICE LAUNDRY AREA.
3. INSTALLED WATER SUPPLY AND WASTE LINES TO SERVICE RV AT BACK YARD.
4. REPLACED PLUMBING FIXTURES IN KITCHEN AND BATH.
5. INSTALLED WATER SUPPLY LINES TO SERVICE TANKLESS WATER HEATER.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. INSTALLED OUTLETS FOR KITCHEN AND BATH REMODEL.
2. INSTALLED 220V OUTLET FOR CLOTHES DRYER.
3. INSTALLED NEW CIRCUITS TO SERVICE TANKLESS WATER HEATER.
4. INSTALLED NEW CIRCUIT TO SERVICE MECHANICAL A/C SYSTEM.
6. NEW CIRCUITS TO SERVICE SHED.
7. NEW CIRCUITS FOR THE INSTALLATION OF AN OUTLET TO SERVICE A RV.

OUTLETS: REPLACEMENT OF RECEPTACLES SHALL COMPLY WITH 406.4 (D) (1) THRU (D) (6).

GFIS REQUIRED AS PER NEC 108..8

OUTLET SPACING AS REQUIRED UNDER NEC 210.52.

R314.3.1 ALTERATIONS, REPAIRS AND ADDITIONS:  
WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.



CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION MEETING ROOM - CITY HALL  
MAY 23, 2017 - 9:00 AM

NEC 110.26

THE FOLLOWING ELECTRICAL LIFE AND SAFETY HAZARDS  
MUST BE CORRECTED IMMEDIATELY:

1. REFRIGIRATOR BLOCKING BREAKER PANEL ACCESS.

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CASE NO: CE16080858  
CASE ADDR: 823 NE 14 CT  
OWNER: GQ HOLDINGS 1329 LLC  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ROOF STRUCTURE HAS BEEN REPLACED.
2. BEARING WALL HAS BEEN CONSTRUCTED.

FBC(2014) 105.3.1.4.3

THE FOLLOWING DESCRIBED WORK REQUIRES A DEMOLITION  
PERMIT AND INSPECTIONS:

1. COMPLETE INTERIOR DEMOLITION.

FBC(2014) 107.1.1

SUBMIT TWO SETS OF DRAWINGS OR PLANS FROM A  
QUALIFIED LICENSED DESIGN PROFESSIONAL ADDRESSING  
ALL THE SCOPES OF WORK FOR ALL STRUCTURAL  
MODIFICATIONS AND ALTERATIONS TO THE BUILDING  
STRUCTURE AND BUILDING SYSTEMS, EXTERIOR AND  
INTERIOR. DOCUMENTS FROM DESIGN PROFESSIONAL  
REQUIRE ORIGINAL COPIES, SIGNED AND SEALED BY  
DESIGN PROFESSIONAL.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION MEETING ROOM - CITY HALL  
MAY 23, 2017 - 9:00 AM

CASE NO: CE16081904  
CASE ADDR: 921 NE 16 TER  
OWNER: COMMUNITY 8 PROPERTIES LLC  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ADDED BATHROOMS.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING  
PERMIT AND INSPECTIONS:

1. PLUMBING FOR BATHROOM.
2. PLUMBING FOR PORTABLE KITCHEN.
3. IRRIGATION SYSTEM.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN  
ELECTRICAL PERMIT AND INSPECTIONS:

1. ADDED OUTSIDE LIGHTING WITH NEW CIRCUITRY.
2. ADDED OUTLETS AND FIXTURES IN ILLEGAL BATHROOMS  
WITH CIRCUITRY.
3. NEW CIRCUITS FOR TIMER SERVICING IRRIGATION SYSTEM.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

FBC(2014) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS  
BEEN CHANGED FROM THE ORIGINALLY PERMITTED  
OCCUPANCY CLASSIFICATION OF THREE UNITS TO SIX  
UNITS WITHOUT OBTAINING THE REQUIRED PERMITS AND  
THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING  
DEPARTMENT.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION MEETING ROOM - CITY HALL  
MAY 23, 2017 - 9:00 AM

CASE NO: CE16091585  
CASE ADDR: 2656 MIDDLE RIVER DR  
OWNER: ALBANESE, ROBERT D  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.3.1.4.11  
THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL  
PERMIT AND INSPECTIONS:  
1. MOVED A/C CONDENSER FROM ORIGINAL PERMITTED  
LOCATION TO ANOTHER.  
2. INSTALLED ADDITIONAL MINI-SPLIT A/C SYSTEM.

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

FBC(2014) 111.1.1  
THE USE AND THE OCCUPANCY OF THIS DWELLING HAS  
BEEN CHANGED FROM THE ORIGINALLY PERMITTED  
OCCUPANCY CLASSIFICATION OF DUPLEX TO A QUADPLEX  
WITHOUT OBTAINING THE REQUIRED PERMITS AND THE  
CERTIFICATE OF OCCUPANCY FROM THE BUILDING  
DEPARTMENT.

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CASE NO: CE16101554  
CASE ADDR: 724 NW 17 ST  
OWNER: SHUTTS, JASON ALBERT  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.3.1.4.15  
THE FOLLOWING DESCRIBED WORK REQUIRES A DOOR AND  
WINDOW PERMIT AND INSPECTIONS:  
1. REMOVED WINDOW AND INSTALLED DOOR AT RIGHT  
ELEVATION.

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION MEETING ROOM - CITY HALL  
MAY 23, 2017 - 9:00 AM

CASE NO: CE16101768  
CASE ADDR: 1700 NW 26 AVE  
OWNER: FREEDOM MORTGAGE CORP  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. KITCHEN AND BATHROOM REMODEL.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL  
PERMIT AND INSPECTIONS:

1. PLUMBING FIXTURES IN KITCHEN AND BATHROOM.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN  
ELECTRICAL PERMIT AND INSPECTIONS:

1. REPLACEMENT OF METER BASE.  
2. REPLACEMENT OF MAIN DISCONNECT PANEL.  
3. INSTALLATION OF RECEPTACLES.

OUTLETS: REPLACEMENT OF RECEPTACLES SHALL COMPLY  
WITH NEC 406.4 (D) (1) THRU (D) (6)  
GFI'S REQUIRED AS PER NEC 108.8  
OUTLET SPACING AS REQUIRED UNDER NEC 210.52

R314.3.1 ALTERATIONS, REPAIRS AND ADDITIONS:  
WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A  
PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL  
BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED  
FOR NEW DWELLINGS.

FBC(2014) 105.3.1.4.10

THE FOLLOWING DESCRIBED WORK REQUIRES A ROOF  
PERMIT AND INSPECTIONS:

1. THE SLOPED PORTION OF THE ROOF WAS REPLACED IN 2009.

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL  
PERMIT AND INSPECTIONS:

1. INSTALLATION OF MECHANICAL CENTRAL A/C SYSTEM.  
2. INSTALLATION OF DUCT WORK.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION MEETING ROOM - CITY HALL  
MAY 23, 2017 - 9:00 AM

CASE NO: CE16120647  
CASE ADDR: 1601 NW 11 CT  
OWNER: EDEN HOUSE PROPERTY LLC  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ENCLOSED CARPORT INTO LIVING SPACE.
2. BUILT ENCLOSURE FOR WATER HEATER.
3. CLOSED OPENINGS WHERE A/C UNITS WERE REMOVED.
4. WALL ENCLOSING CARPORT THAT HAD BEEN BLOWN OUT HAS BEEN REBUILT.
5. CONSTRUCTION OF HALF BATH.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. INSTALLATION OF WATER HEATER.
2. REPLACED FIXTURES IN LAUNDRY AREA.
3. REPLACEMENT OF BATHROOM AND KITCHEN FIXTURES.
4. INSTALLATION OF WASTELINE FOR HALF BATH.
5. INSTALLATION OF WATER SUPPLY LINES.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. INSTALLATION OF CIRCUITRY FOR SPLIT A/C MECHANICAL SYSTEM.
2. INSTALLATION OF POTLETS.
3. INSTALLATION OF EXTERIOR LIGHTING.

OUTLETS: REPLACEMENT OF RECEPTACLES SHALL COMPLY WITH NEC 406.4 (D) (1) THRU (D) (6)

GFI'S REQUIRED AS PER NEC 108.8

OUTLET SPACING AS REQUIRED UNDER NEC 210.52

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. INSTALLATION OF SPLIT MECHANICAL A/C SYSTEM.
2. INSTALLATION OF DUCT WORK.
3. INSTALLATION OF EXHAUST VENT IN WATER CLOSET.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

CITY OF FORT LAUDERDALE  
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HEARING TO IMPOSE FINES  
CHAPTER 11, FORT LAUDERDALE, CODE OF ORDINANCES

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CASE NO: CE11040091  
CASE ADDR: 509 NW 20 AV  
OWNER: RETLEY, LELA EST  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2007) 105.1  
THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING  
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR  
INSPECTIONS:  
1. MOST OF THE WINDOWS AT THE DWELLING WERE  
REPLACED.  
2. AN EXTERIOR DOOR WAS REPLACED AT THE REAR OF  
THE PROPERTY

FBC(2007) 105.4.4  
THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN  
CHANGED WITHOUT OBTAINING A PERMIT IN THE  
FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:  
1. THE FAUCET FOR THE TUB, THE LAVATORY AND  
VANITY, AND THE TOILET WERE REPLACED IN THE  
BATHROOM.

FBC(2007) 1612.1.2  
ALL THE WINDOWS AND DOOR INSTALLATIONS HAVE NOT  
BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND  
LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 1626.1  
THE WINDOWS AND DOORS THAT HAVE BEEN INSTALLED DO  
NOT PROVIDE THE REQUIRED RESISTANCE TO THE IMPACT  
OF WINDBORNE DEBRIS. AN APPROVED SHUTTER SYSTEM  
HAS NOT BEEN PROVIDED.

CITY OF FORT LAUDERDALE  
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CASE NO: CE15041915  
CASE ADDR: 1309 NW 15 CT  
OWNER: DALL 2 LLC  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS:

1. ILLEGAL CONVERSION OF THE OPEN CARPORT INTO 1/1  
RENTAL APARTMENT WITH AN EXTRA COOKING AREA AND A  
BATHROOM.
2. THE ELECTRICAL AND PLUMBING SYSTEM WAS ALTERED  
TO BUILD THE APARTMENT IN THE OPEN CARPORT THAT  
WAS ENCLOSED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE15051829  
CASE ADDR: 1804 NW 16 CT  
OWNER: TUCHOW, TYLER  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. THE CARPORT HAS BEEN ENCLOSED.
2. PLUMBING, ELECTRICAL & MECHANICAL WORK HAVE  
BEEN DONE WITHIN THE ENCLOSED CARPORT FOR A  
BATHROOM AND WASHER AND DRYER.

FBC(2010) 105.4.5

THE ELECTRICAL IN THIS BUILDING HAS BEEN ALTERED  
AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING  
THE REQUIRED PERMITS AND INSPECTIONS IN THE  
FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ELECTRICAL SUPPLYING THE ENCLOSED CARPORT.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
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FBC(2010) 111.1.1

USE AND OCCUPANCY. NO BUILDING OR STRUCTURE SHALL BE USED OR OCCUPIED, AND NO CHANGE IN THE EXISTING OCCUPANCY CLASSIFICATION OF A BUILDING OR STRUCTURE OR NATURE OR USE OR PORTION THEREOF SHALL BE MADE UNTIL THE BUILDING OFFICIAL HAS ISSUED A CERTIFICATE OF OCCUPANCY THERE FOR AS PROVIDED HEREIN. SAID CERTIFICATE SHALL NOT BE ISSUED UNTIL ALL REQUIRED ELECTRICAL, GAS, MECHANICAL, PLUMBING AND FIRE PROTECTION SYSTEMS, AND PROVISIONS OF FFPC HAVE BEEN INSPECTED FOR COMPLIANCE WITH THE TECHNICAL CODES AND OTHER APPLICABLE LAWS AND ORDINANCES AND RELEASED BY THE BUILDING OFFICIAL. ISSUANCE OF A CERTIFICATE OF OCCUPANCY SHALL NOT BE CONSTRUED AS AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THIS CODE OR OF OTHER ORDINANCES OF THE JURISDICTION.

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CASE NO: CE15070786  
CASE ADDR: 1437 NE 56 ST  
OWNER: BRODETZKI, YUVAL  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1

THE BUILDING HAS BEEN ALTERED WITHOUT A PERMIT. IT HAS BEEN CONVERTED TO FIVE UNITS. APPROVED USE IS FOR A SINGLE UNIT FAMILY RESIDENCE.

FBC(2014) 105.3.1.4.4

THE PLUMBING HAS BEEN ALTERED WITHOUT A PERMIT.

FBC(2014) 105.3.1.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITHOUT A PERMIT.

FBC(2014) 105.3.1.4.11

THE MECHANICAL SYSTEM HAS BEEN ALTERED WITHOUT A PERMIT.

FBC(2014) 105.3.1.4.15

WINDOW AND DOOR INSTALLATIONS AND ALTERATIONS WITHOUT A PERMIT

FBC(2014) 105.4.1.2

OWNER OF RECORD IS RESPONSIBLE TO ABIDE BY FLORIDA BUILDING CODE AS OUTLINED IN FLORIDA STATUTES.



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FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2014) 111.4.1

PROPERTY IS A SINGLE FAMILY RESIDENCE APPROVED FOR SINGLE USE. THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY TO A FIVEPLEX WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

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CASE NO: CE16050163  
CASE ADDR: 1533 NW 19 AVE  
OWNER: DRAGOSLAVIC, SLAVOLJUB & MARA  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. BUILT CARPORT.
2. BUILT FRONT PORCH.
3. BUILT ADDITION.
4. INSTALLED INTERIOR DROP CEILING.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. ILLEGALLY INSTALLED PLUMBING FIXTURES AND ALTERED THE PLUMBING SYSTEM SO THAT SEWAGE IS BACKING UP AT THE CLEANOUT BY THE SIDEWALK.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. INSTALLED ELECTRICAL FIXTURES AND WIRING ABOVE THE DROP CEILING.

FBC(2014) 105.3.1.4.10

THE FOLLOWING DESCRIBED WORK REQUIRES A ROOF PERMIT AND INSPECTIONS:

1. ILLEGALLY INSTALLED ARCHITECTURAL SHINGLE ROOF.

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FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. ILLEGALLY INSTALLED A SPLIT AIR CONDITIONING SYSTEM.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2014) 116.2.1.3.1

THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED:

1. DUE TO A FIRE THE STRUCTURE IS NOW DEEMED UNSAFE BY THE CITY.

-----  
CASE NO: CE16050226  
CASE ADDR: 728 NW 6 AVE # A  
OWNER: CASALE, ROSANNE D  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. FRAMED AND INSTALLED DRYWALL ON OFFICE ENCLOSURE IN THIS WAREHOUSE.

NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK DONE.

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. INSTALLED SPLIT A/C MECHANICAL SYSTEM.

NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK DONE.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. INSTALLED NEW ELECTRICAL CIRCUITRY AND FIXTURES, INCLUDING LOW VOLTAGE CIRCUITS.

NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK DONE.

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FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE16071899  
CASE ADDR: 4040 GALT OCEAN DR  
OWNER: OCEAN MANOR CONDO ASSOC  
INSPECTOR: JOSE ABIN

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:  
1. BUILT A THIRD TIKI HUT WHEN ONLY 2 HAVE BEEN  
PERMITTED.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN  
ELECTRICAL PERMIT AND INSPECTIONS:  
1. NEW ELECTRICAL CIRCUITS AND RECEPTACLES.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE15041350  
CASE ADDR: 1162 NW 9 TER  
OWNER: MERSAN HOLDINGS LLC  
INSPECTOR: KELVIN ARNOLD

VIOLATIONS: FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS:  
1. STRUCTURAL, PLUMBING AND ELECTRICAL ALTERATIONS  
ARE BEING DONE TO THE BUILDING. ALL THE WINDOWS  
AND DOORS WERE REPLACED IN THE OPENINGS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE15040769  
CASE ADDR: 409 N VICTORIA PARK RD  
OWNER: STEWART, SCOTT HABAYEB, ZIAD  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2010) 105.1  
THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:  
1. PERGOLA BUILT ON THE FRONT OF THE PROPERTY.

FBC(2010) 110.9  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE15061198  
CASE ADDR: 1616 SE 2 CT  
OWNER: FINN, ZACHARY  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2010) 105.1  
THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:  
1. PAVERS INSTALLED ON DRIVEWAY AND SWALE AREA.

FBC(2010) 110.9  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

CITY OF FORT LAUDERDALE  
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CASE NO: CE15080754  
CASE ADDR: 1706 NW 14 CT  
OWNER: TUCHOW, TYLER  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. GARAGE WAS CONVERTED INTO LIVING SPACE.
2. CONSTRUCTION OF A SECOND BATHROOM.
3. AIR CONDITIONING SYSTEM CHANGE OUT.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE16080885  
CASE ADDR: 86 ISLE OF VENICE # 3  
OWNER: SANTIAGO'S HOUSE  
NEW OWNER: VENEZIA VILLAS & MARINA LLC  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. INTERIOR ALTERATIONS MADE WITHOUT THE REQUIRED  
PERMITS AND/OR INSPECTIONS.
2. THE WORK THAT HAS BEEN PERFORMED HAS CREATED A  
POTENTIAL LIFE SAFETY ISSUE.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK  
BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND  
POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES  
AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN  
ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS  
EACH VIOLATION AND THE PROPER METHOD TO WHICH THE  
VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL  
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND  
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE  
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY  
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE  
IS FULLY COMPLIED AND CLOSED.

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD AGENDA  
CITY COMMISSION MEETING ROOM - CITY HALL  
MAY 23, 2017 - 9:00 AM

CASE NO: CE15011800  
CASE ADDR: 229 S FTL BEACH BLVD  
OWNER: EL-AD FL BEACH CR LLC  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2010) 105.1  
THIS PROPERTY HAS BEEN ALTERED WITH THE  
INSTALLATION OF AN AWNING DISPLAYING SIGNAGE  
WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.8  
THIS PROPERTY HAS BEEN ALTERED WITH THE  
INSTALLATION OF AN ALUMINUM AWNING STRUCTURE  
WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 110.9  
THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL  
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND  
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE  
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY  
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE  
IS FULLY COMPLIED AND CLOSED.